HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Peterborough CMA

Canada Mortgage and Housing Corporation

Release Date: Fall 2008

Highlights

- After remaining unchanged for three years at 2.8 per cent, the overall vacancy rate in October 2008 fell to 2.4 per cent.
- Little new construction and fewer renters moving to homeownership led to the market tightening.
- The rental market tightened for both small and large apartments.
- Rents for townhouses and apartments surveyed in both 2007 and 2008 grew by 2.3 per cent, similar to the rate of inflation.

Figure 1

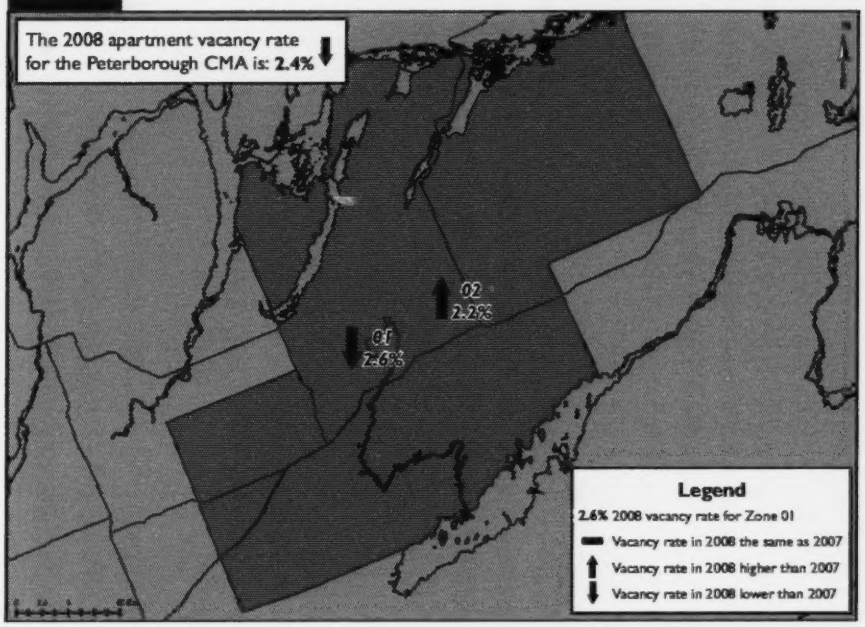
The 2008 apartment vacancy rate for the Peterborough CMA is: 2.4%
02
2.2%
01
2.6%
Legend
2.6% 2008 vacancy rate for Zone 01
Vacancy rate in 2008 the same as 2007
Vacancy rate in 2008 higher than 2007
Vacancy rate in 2008 lower than 2007

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Figure 2

Weaker Employment Offsets Demographic Support for Rental Demand

Although the number of youth increased, their movement into the rental market has slowed.

The population aged between 15 and 24, an age group typically associated with rental demand and household formation, increased from about 13.5 per cent of the population to about 15 per cent between the 2001 and 2006 census in Peterborough CMA.

At the job market level, service sector employment is growing. Overall part time employment has increased much faster than full time employment, although both are increasing. However, among 15 to 24 year olds, a sharp decrease in part-time employment offset the gains in full-time employment in 2008 and total employment was down. Given the labour market moderation, fewer youth moved out of their parental homes into rental accommodations.

Demand

Drop in Peterborough Vacancy Rate

After holding steady for the past three years at 2.8 per cent, the vacancy rate for privately initiated apartments in buildings of three units or more in the Peterborough Census Metropolitan Area (CMA) dropped to 2.4 per cent in October 2008. The decline was due to an increase in demand.

Demand for rental acommodation has been affected by the decreased demand for homeownership resulting from recent price appreciation, and some moderation in the labour market, particularly for youth.

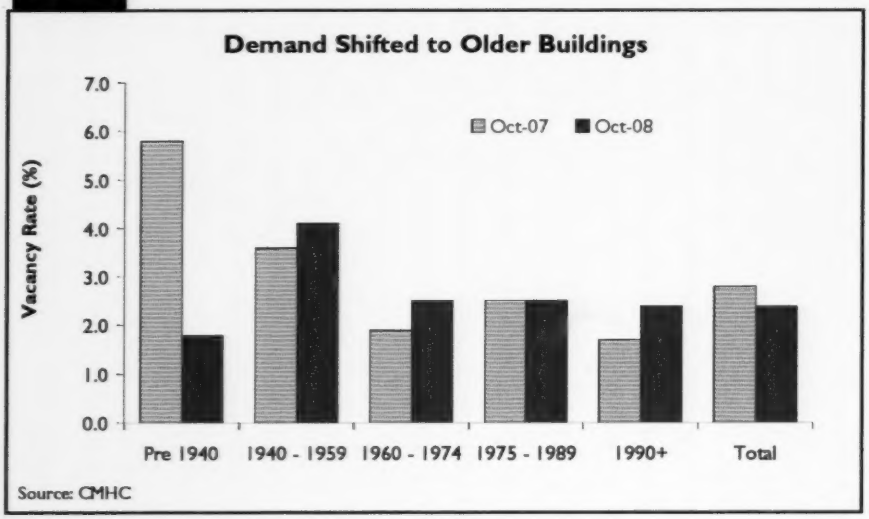
Few Renters Moving to Homeownership

The main reason the rental market tightened was that fewer renters became first time buyers. The movement into the rental market by youth and other households slowed, but not as much as the movement of renters into home ownership.

Because of the appreciation of home prices in the existing home market, some prospective buyers have delayed a move to ownership. Owning has become less attractive, even for families with children, so some families are waiting for the market to become more accessible before they become homeowners. As a result, the vacancy rate decreased, especially for three-bedroom apartments.

Figure 3

Figure 4



More Rental Demand for Large and Small Size Units

Less movement towards ownership is tightening the market for three-bedroom apartments. The vacancy rate edged down to 1.4 per cent from 3.5 per cent in October 2007, while the supply increased by 37 units. Bachelor units showed the same trend. The vacancy rate for these smaller units fell to 1.5 per cent from 3.7 per cent. This decline is a result of an increase in demand which was greater than the supply increase. Bachelor apartments make up 3.2 per cent of the total rental universe. With this small portion, any change in vacancies can have a substantial impact on the vacancy rate for this segment.

For two-bedroom apartments, demand did not change significantly from last year. Changes in both demand and supply led to a drop in the vacancy rate from 2.7 per cent to 2.3 per cent.

Vacancy Rates in Older Buildings Decline

Demand has shifted to older buildings which account for 17.6 per cent of the total stock of rental housing. The vacancy rate in older buildings built in 1940 and before decreased from 5.8 per cent in October 2007 to 1.8 per cent in October 2008. These buildings offer spacious units at lower rents. The average rent in this building segment is $674, compared to $858 for newer buildings and in particular those built after 1990. The vacancy rate in buildings built after 1990 started to trend up and reached 2.4 per cent in October 2008 from 1.7 per cent last year.

Apartments With Lower Rents in High Demand

Despite the popularity of high end apartments, affordable rental units have become increasingly attractive. The demand for apartments with rents between $600 and $699 has jumped up. The vacancy rate fell to two per cent from the 3.5 per cent registered in 2007. The vacancy rate for units with rents in excess of $1,000 moved down from 0.9 in 2007 to 0.7 in 2008.

Slight Decline in Availability

The availability rate is the percentage of apartments that are either vacant or for which the existing tenant has given or has received notice to move out and for which a lease has not been signed by a new tenant. The availability rate indicates the percentage of apartments available to market to prospective tenants.

In line with the vacancy rate, the availability rate for townhouses and apartments fell to 4.2 per cent this year, down from the 4.5 per cent registered in 2007.

There were relatively fewer bachelor, one bedroom and three bedroom apartments available for rent in October 2008. In contrast, the availability rate for two bedroom apartments rose to 4.4 per cent in October 2008 from 3.8 per cent in the same period last year.

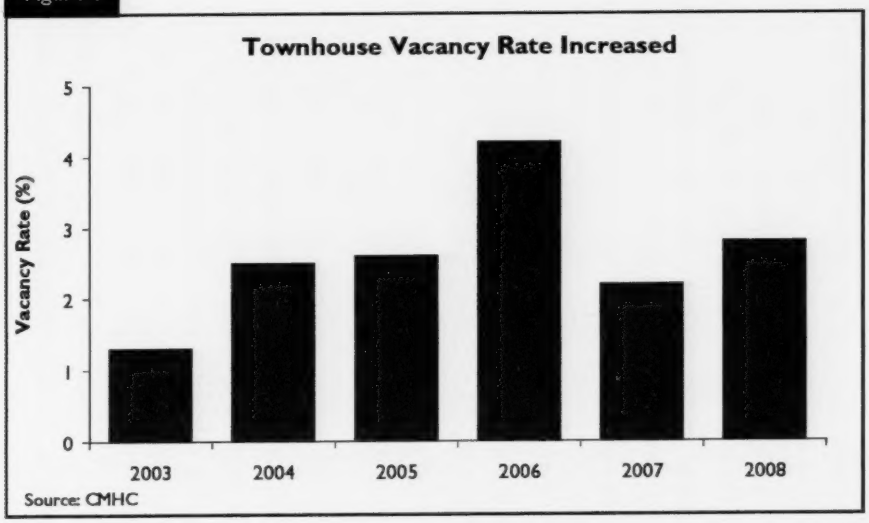
Softer Demand for Townhouses

Demand for townhouses decreased in contrast to 2007 when it had increased. The vacancy rate went up to 2.8 per cent from 2.2 per cent in October 2007. Last year's tighter demand for this type of dwelling pushed the rents up by 4.5 per cent and consequently made them less attractive this year.

Rent Increase Steady

CMHC measures annual changes in average rents based on a method that compares rental structures that were common to both the 2007 and 2008 surveys. By eliminating the

Figure 5



impact of structures coming into or being removed from the rental market universe, rent fluctuations due to changes in market conditions can be analyzed.

Despite the lower vacancy rates, the growth in average rent for townhouses and private apartments was unchanged at 2.3 per cent, in line with the increase of 2.2 per cent of the consumer price index excluding gasoline in the 12 months to September of 2008. However, this rate is above the Residential Tenancies Act Guideline for 2008 of 1.4 per cent. Rent increases ranged from two per cent for two-bedroom units to 5.4 per cent for bachelors. Since bachelors account for less than four per cent of the rental stock, the high increase did not have much impact on the total average rent change.

Rental Market Outlook

Appreciation of house prices and an increase in part time employment have made renting the preferred option for many households. A combination of slow ownership demand and low rental construction will push the vacancy rate down further in 2009. Consequently, the overall vacancy rate is expected to drop down to 2.2 per cent in October 2009 from 2.4 in 2008 and at the same time the rent for a two-bedroom apartment will inch up to $870.

National Vacancy Rate Decreased in October 2008

The average rental apartment vacancy rate in Canada's 34 major centres[1] decreased to 2.2 per cent in October 2008 from 2.6 per cent in October 2007. The centres with the highest vacancy rates in 2008 were Windsor (14.6 per cent), St. Catharines-Niagara (4.3 per cent), and Oshawa (4.2 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Kelowna (0.3 per cent), Victoria (0.5 per cent), Vancouver (0.5 per cent), and Regina (0.5 per cent).

Demand for rental housing in Canada increased due to high migration levels, youth employment growth, and the large gap between the cost of homeownership and renting. Rental construction and competition from the condominium market were not enough to offset growing rental demand.

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Calgary ($1,148), Vancouver ($1,123), Toronto ($1,095), and Edmonton ($1,034), followed by Ottawa ($995), Kelowna ($967), and Victoria ($965). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières ($505), Saguenay ($518), and Sherbrooke ($543).

Year-over-year comparison of rents in new and existing structures can be slightly misleading because rents in newly-built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by most tenants.

The average rent for two-bedroom apartments in existing structures increased in all major centres. The largest rent increases in existing structures were recorded in Saskatoon (20.3 per cent), Regina (13.5 per cent), Edmonton (9.2 per cent), and Kelowna (8.4 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 34 major centres increased by 2.9 per cent between October 2007 and October 2008.

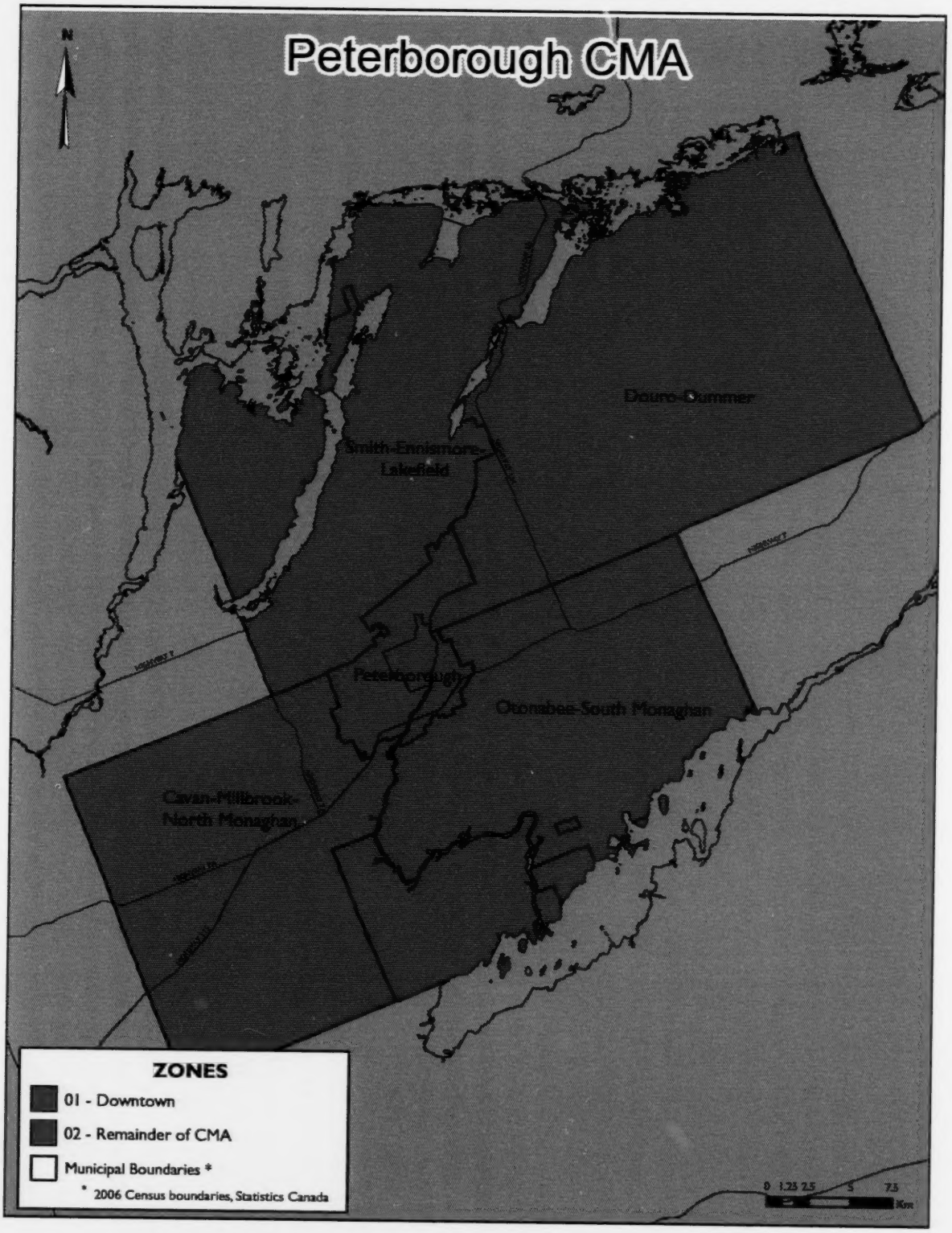
CMHC's October 2008 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2008, vacancy rates for rental condominium apartments were below one per cent in four of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Regina, Toronto, Ottawa, and Vancouver. However, Calgary and Edmonton registered the highest vacancy rates for condominium apartments at 4.0 per cent and 3.4 per cent in 2008, respectively.

The survey showed that vacancy rates for rental condominium apartments in 2008 were lower than vacancy rates in the conventional rental market in Ottawa, Regina, Saskatoon, and Toronto. The highest average monthly rents for two-bedroom condominium apartments were in Toronto ($1,625), Vancouver ($1,507), and Calgary ($1,293). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2008.

Apartment Vacancy Rates (%) by Major Centres

	Oct-07	Oct-08
Abbotsford	2.1	2.6
Barrie	3.2	3.5
Brantford	2.9	2.4
Calgary	1.5	2.1
Edmonton	1.5	2.4
Gatineau	2.9	1.9
Greater Sudbury	0.6	0.7
Guelph	1.9	2.3
Halifax	3.1	3.4
Hamilton	3.5	3.2
Kelowna	0.0	0.3
Kingston	3.2	1.3
Kitchener	2.7	1.8
London	3.6	3.9
Moncton	4.3	2.4
Montréal	2.9	2.4
Oshawa	3.7	4.2
Ottawa	2.3	1.4
Peterborough	2.8	2.4
Québec	1.2	0.6
Regina	1.7	0.5
Saguenay	2.8	1.6
Saint John	5.2	3.1
Saskatoon	0.6	1.9
Sherbrooke	2.4	2.8
St. Catharines-Niagara	4.0	4.3
St. John's	2.6	0.8
Thunder Bay	3.8	2.2
Toronto	3.2	2.0
Trois-Rivières	1.5	1.7
Vancouver	0.7	0.5
Victoria	0.5	0.5
Windsor	12.8	14.6
Winnipeg	1.5	1.0
Total	**2.6**	**2.2**

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.


Peterborough CMA
N
Douro-Dummer
Smith-Ennismore-Lakefield
Peterborough
Otonabee-South Monaghan
Cavan-Millbrook-North Monaghan
ZONES
01 - Downtown
02 - Remainder of CMA
Municipal Boundaries *
* 2006 Census boundaries, Statistics Canada
0 1.25 2.5 5 7.5
Km

RMS ZONE DESCRIPTIONS - PETERBOROUGH CMA	
Zone 1	**Downtown** - Part of Peterborough City (Geographically: Zone 1 is bounded by Park Hill Rd. on north, Lansdowne St. on south, Ashburnham on east, Park St./Monaghan Rd. on west). Census tracts: 0005.00, 0006.00, 0007.00, 0008.00 and 0010.00.
Zone 2	**Rest of Peterborough CMA** - As well as: Smith-Ennismore Lakefield TP, Douro-Dummer Tp, Otonabee-South Monaghan Tp, Cavan-Millbrook-North Monaghan TP, Curve Lake First Nation 35 IRI, and Hiawatha First Nation IRI. Census tracts: 0100.00, 0101.00, 0102.01, 0102.02, 0103.00, 0104.00, 0105.00, 0106.00, 0200.00 and 0201.00.
Zones 1-2	**Peterborough CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Peterborough CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Downtown	**	1.9 a	3.3 c	2.6 a	4.2 b	3.0 b	**	0.0 b	3.7 b	2.6 a
Zone 2 - Rest of CMA	**	0.0 d	2.1 b	3.2 d	1.7 b	1.8 b	3.7 d	1.8 c	2.1 b	2.2 b
Peterborough CMA	**3.7 d**	**1.5 a**	**2.8 a**	**2.8 b**	**2.7 a**	**2.3 a**	**3.5 d**	**1.4 a**	**2.8 a**	**2.4 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Peterborough CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Downtown	544 a	561 a	688 a	685 a	830 a	829 a	994 b	969 b	757 a	750 a
Zone 2 - Rest of CMA	624 a	643 a	739 a	763 a	817 a	864 a	1,002 a	1,060 a	809 a	851 a
Peterborough CMA	**568 a**	**578 a**	**709 a**	**717 a**	**822 a**	**850 a**	**1,000 a**	**1,043 a**	**785 a**	**803 a**

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1.1.3 Number of Private Apartment Units Vacant and Universe in October 2008 by Zone and Bedroom Type Peterborough CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Downtown	3 a	150	33 a	1,277	37 b	1,221	0 b	78	72 a	2,725
Zone 2 - Rest of CMA	0 d	38	28 d	866	31 b	1,786	5 c	301	65 b	2,992
Peterborough CMA	**3 a**	**188**	**61 b**	**2,143**	**68 a**	**3,007**	**5 a**	**379**	**137 a**	**5,717**

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1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Peterborough CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Downtown	3.5 d	3.5 c	6.5 b	4.5 b	6.0 b	4.9 b	4.9 d	**	6.1 b	4.5 b
Zone 2 - Rest of CMA	12.6 d	0.0 d	4.6 b	4.7 d	2.5 b	3.7 b	4.7 d	4.8 c	3.4 b	4.1 c
Peterborough CMA	**6.1 c**	**2.8 b**	**5.7 b**	**4.6 b**	**3.9 b**	**4.2 b**	**4.7 d**	**4.1 c**	**4.7 a**	**4.3 b**

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n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Peterborough CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Zone 1 - Downtown	**	**	2.0 b	2.5 b	2.5 b	2.2 c	++	**	3.0 b	1.8 c
Zone 2 - Rest of CMA	3.0 d	**	1.9 c	2.8 b	1.9 c	1.9 b	**	**	1.8 b	2.2 b
Peterborough CMA	**2.8 c**	**5.5 c**	**2.0 b**	**2.7 b**	**2.2 b**	**2.0 b**	**2.3 c**	**3.1 c**	**2.3 a**	**2.0 b**

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Peterborough CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Peterborough CMA										
Pre 1940	**	0.0 b	6.3 c	2.3 b	5.3 d	1.6 c	**	0.0 b	5.8 b	1.8 b
1940 - 1959	0.0 a	**	7.8 a	6.3 c	2.1 c	4.0 d	**	**	3.6 d	4.1 d
1960 - 1974	**	0.0 d	2.2 c	3.0 d	1.8 c	2.4 c	0.0 d	**	1.9 b	2.5 b
1975 - 1989	**	**	1.3 a	3.4 d	2.9 b	2.1 b	5.4 d	1.7 c	2.5 b	2.5 c
1990+	**	**	**	0.8 a	2.7 c	3.7 d	**	**	1.7 c	2.4 c
Total	3.7 d	1.5 a	2.8 a	2.8 b	2.7 a	2.3 a	3.5 d	1.4 a	2.8 a	2.4 a

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1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Peterborough CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Peterborough CMA										
Pre 1940	533 b	548 a	620 a	620 a	721 a	749 a	866 a	867 b	662 a	674 a
1940 - 1959	577 a	**	634 a	664 a	717 a	777 a	**	**	682 a	781 a
1960 - 1974	602 a	601 a	728 a	737 a	835 a	852 a	1,041 c	1,064 c	806 a	816 a
1975 - 1989	559 b	618 b	745 a	775 a	834 a	892 a	1,018 b	1,048 a	817 a	866 a
1990+	**	**	785 a	812 a	872 a	887 a	**	**	836 a	858 a
Total	568 a	578 a	709 a	717 a	822 a	850 a	1,000 a	1,043 a	785 a	803 a

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1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Peterborough CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Peterborough CMA										
3 to 5 Units	**	0.0 d	7.1 c	5.2 c	3.9 c	2.8 c	0.0 c	0.0 b	4.8 b	3.4 c
6 to 19 Units	**	0.0 b	4.7 c	1.6 c	3.0 a	3.1 c	**	0.0 d	3.7 b	2.4 b
20 to 49 Units	**	**	2.8 b	10.7 d	2.6 c	0.7 b	0.0 d	0.0 d	2.5 c	4.5 d
50 to 99 Units	**	4.6 b	0.9 d	1.0 a	**	3.3 d	**	**	1.6 c	2.1 c
100+ Units	**	**	0.6 a	1.2 a	1.6 c	1.2 a	**	2.0 a	1.9 c	1.3 a
Total	3.7 d	1.5 a	2.8 a	2.8 b	2.7 a	2.3 a	3.5 d	1.4 a	2.8 a	2.4 a

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1.3.2 Private Apartment Average Rents ($)
by Structure Size and Bedroom Type
Peterborough CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Peterborough CMA										
3 to 5 Units	552 a	565 a	623 a	616 a	702 a	727 a	823 a	964 a	677 a	697 a
6 to 19 Units	535 b	542 a	636 a	625 a	770 a	784 a	937 b	1,032 b	724 a	724 a
20 to 49 Units	**	**	685 a	709 a	870 b	891 b	**	**	797 b	818 a
50 to 99 Units	610 a	614 a	766 a	750 a	912 a	905 a	1,027 b	1,069 b	832 a	810 a
100+ Units	667 a	730 b	790 a	831 a	894 a	941 a	1,026 a	1,047 a	879 a	919 a
Total	568 a	578 a	709 a	717 a	822 a	850 a	1,000 a	1,043 a	785 a	803 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.3.3 Private Apartment Vacancy Rates (%)
by Structure Size and Zone
Peterborough CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Downtown	4.8 c	3.6 c	4.3 c	1.8 c	2.4 c	2.1 b	3.0 d	2.5 c	2.7 a	3.6 a
Zone 2 - Rest of CMA	4.6 c	3.1 d	2.9 b	3.1 d	2.5 c	**	**	1.3 a	1.5 a	0.5 a
Peterborough CMA	**4.8 b**	**3.4 c**	**3.7 b**	**2.4 b**	**2.5 c**	**4.5 d**	**1.6 c**	**2.1 c**	**1.9 c**	**1.3 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Peterborough CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Peterborough CMA										
LT $600	3.1 d	0.0 c	4.3 d	**	**	0.0 c	**	**	3.7 c	**
$600 - $699	**	3.7 c	3.8 c	1.8 c	2.8 c	**	**	**	3.5 c	2.0 b
$700 - $799	**	**	3.1 d	2.7 b	3.3 c	4.5 c	**	**	3.1 c	3.6 c
$800 - $899	n/s	**	0.6 a	2.9 b	1.5 a	1.5 a	**	0.0 d	1.3 a	2.0 b
$900 - $999	n/s	n/s	**	**	4.9 c	2.2 c	**	3.7 d	5.3 c	2.2 b
$1000+	n/s	n/s	**	**	1.1 d	0.0 d	0.7 b	1.3 d	0.9 a	0.7 b
Total	3.7 d	1.5 a	2.8 a	2.8 b	2.7 a	2.3 a	3.5 d	1.4 a	2.8 a	2.4 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Peterborough CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Downtown	**	n/s	**	**	0.0 d	**	**	0.0 d	**	**
Zone 2 - Rest of CMA	**	**	0.0 a	0.0 a	0.0 a	3.0 d	3.8 a	2.3 a	2.4 a	1.8 a
Peterborough CMA	**	**	**0.0 d**	**0.0 d**	**0.0 c**	**	**3.8 d**	**1.7 c**	**2.2 c**	**2.8 b**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Peterborough CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Downtown	**	n/s	602 a	615 b	695 a	674 a	942 c	991 c	787 b	797 b
Zone 2 - Rest of CMA	**	**	554 a	566 a	772 a	820 a	875 a	951 a	741 a	796 a
Peterborough CMA	**	**	575 b	588 b	719 a	722 a	895 a	962 a	758 b	796 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2008 by Zone and Bedroom Type Peterborough CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Downtown	n/s	n/s	**	39	**	68	0 d	80	**	187
Zone 2 - Rest of CMA	**	**	0 a	47	1 d	33	5 a	218	6 a	345
Peterborough CMA	**	**	0 d	87	**	101	5 c	298	15 b	532

The following letter codes are used to indicate the reliability of the estimates:
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Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Peterborough CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Downtown	**	n/s	**	**	0.0 d	**	**	0.0 d	**	**
Zone 2 - Rest of CMA	**	**	0.0 a	0.0 a	0.0 a	**	4.2 a	2.3 a	2.7 a	2.0 a
Peterborough CMA	**	**	0.0 d	0.0 d	0.0 c	**	4.2 d	1.7 c	2.4 b	3.0 b

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Peterborough CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Zone 1 - Downtown	**	**	**	**	**	**	**	**	**	**
Zone 2 - Rest of CMA	**	**	0.7 a	3.2 a	0.7 a	**	2.6 a	**	2.6 a	4.9 b
Peterborough CMA	**	**	**	**	**	**	**	**	2.3 a	4.5 d

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Peterborough CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Downtown	**	1.9 a	3.2 c	2.5 a	4.0 c	3.5 c	**	0.0 c	3.6 b	2.8 a
Zone 2 - Rest of CMA	3.2 d	0.0 d	2.0 b	3.1 d	1.7 b	1.8 b	3.7 d	2.0 b	2.1 a	2.1 b
Peterborough CMA	**2.8 c**	**1.2 a**	**2.7 a**	**2.7 b**	**2.6 a**	**2.5 a**	**3.7 d**	**1.6 b**	**2.8 a**	**2.4 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Peterborough CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Downtown	543 a	561 a	685 a	683 a	823 a	820 a	966 b	981 b	759 a	753 a
Zone 2 - Rest of CMA	455 c	461 d	729 a	753 a	816 a	864 a	945 a	1,014 a	802 a	846 a
Peterborough CMA	**503 b**	**523 b**	**703 a**	**712 a**	**819 a**	**846 a**	**950 a**	**1,006 a**	**783 a**	**802 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2008 by Zone and Bedroom Type
Peterborough CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Downtown	3 a	150	33 a	1,316	45 c	1,288	0 c	158	81 a	2,912
Zone 2 - Rest of CMA	0 d	85	28 d	914	32 b	1,820	11 b	519	71 b	3,337
Peterborough CMA	**3 a**	**234**	**61 b**	**2,230**	**78 a**	**3,108**	**11 b**	**677**	**152 a**	**6,249**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
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n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Peterborough CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Downtown	3.4 d	3.5 c	6.3 b	4.3 b	5.7 b	5.4 b	4.4 d	0.6 b	5.8 b	4.5 b
Zone 2 - Rest of CMA	**	0.0 d	4.4 b	4.5 d	2.5 b	3.8 b	4.5 d	3.8 c	3.4 b	3.9 b
Peterborough CMA	**4.7 c**	**2.3 b**	**5.5 b**	**4.4 b**	**3.8 b**	**4.4 b**	**4.5 d**	**3.0 c**	**4.5 a**	**4.2 b**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Peterborough CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Zone 1 - Downtown	**	**	2.1 b	2.5 b	2.4 b	2.2 c	++	**	2.9 b	1.9 c
Zone 2 - Rest of CMA	3.0 b	**	1.8 b	2.9 b	1.9 c	1.9 b	2.2 a	3.5 c	1.9 b	2.7 b
Peterborough CMA	**2.8 c**	**5.4 c**	**1.9 b**	**2.7 b**	**2.1 b**	**2.0 b**	**2.4 b**	**3.5 c**	**2.3 a**	**2.3 b**

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
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++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2008, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007 and 2008.

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